

# Preliminary Assessment Report

## Project 6607735, 4737 DELRIDGE WAY SW

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**Assessment Completed:** 7/27/2017

**Project Description:** BUILD (2) UNIT TOWNHOUSE BEHIND EXISTING SINGLE FAMILY WITH PARKING PER PLAN.

**Primary Applicant:** [Einar Novion](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### SDCI Drainage Requirements

Eric Dripps, (206) 727-3676, [Eric.Dripps@seattle.gov](mailto:Eric.Dripps@seattle.gov)

#### SDCI Land Use Requirements

Onum Abbey Esonu, (206) 233-7196, [Onum.Esonu@Seattle.Gov](mailto:Onum.Esonu@Seattle.Gov)

#### SDCI Preapplication Site Visit Requirements

Joe Eckhoff, (206) 233-5034, [joe.eckhoff@seattle.gov](mailto:joe.eckhoff@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Emily Ehlers, (206) 518-4608, [Emily.Ehlers@seattle.gov](mailto:Emily.Ehlers@seattle.gov)

#### Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

#### Water Availability

SPU Staff, (206) 684-3333, [SPUWaterAvailability@Seattle.Gov](mailto:SPUWaterAvailability@Seattle.Gov)

## Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

**\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\***

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: **Delridge Way SW**

Sanitary sewer main size: **12-inch**

#### **Drainage**

Infiltration Investigation Required: **No**

This project is in an area that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

#### **Project Type and Drainage Basin**

The storm drainage point of discharge (SMC 22.805.020) is located at: **Curb Weep Hole**

Project Type: **Parcel-based**

Drainage Basin: **Non-listed creeks**

#### **Drainage Control Compliance**

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Flow control standards must be first met by utilizing **On-site Stormwater Management** to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using On-site Stormwater Management BMP's.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

#### Flow Control Required: **Pre-Developed Pasture Standard**

This project site discharges to a **Non-listed Creek Basin** (SMC 805.050.C.3) and shall provide flow control meeting the **Pre-developed Pasture Standard** per SMC 22.805.080.B.3.

Projects with less than 10,000 sf new plus replaced hard surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

#### **Water Quality**

No requirements

#### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Sanitary Main.**

**King County Capacity Charge:** All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Built-As Combined Sewer.**

#### **Side Sewer**

##### **Connections to Existing Side Sewers**

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240. If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

#### **Other Requirements**

- Flow Control required if the total new plus replaced hard surface is 2,000 SF or greater.

### **SDCI Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

##### **DELRIDGE WAY SW**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## **Alley Requirements**

### **ALLEY WEST OF SITE**

Design structure to accommodate grade of future alley improvements. See <http://www.seattle.gov/transportation/gradesheetintro.htm>.

## **Land Use**

Alley access may be required

## **Other Requirements**

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

## **Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Site plan appears to provide adequate detail.

## **ECA Mapping Unit and Type**

Non-ECA

## **Earth Disturbance**

Please show all existing and proposed retaining walls/rockeries and the exposed height.

## **Existing ROW Conditions**

### **DELRIDGE WAY SW**

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 52 FT.

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Road surface appears to be crowned.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

### **ALLEY WEST OF SITE**

Gravel surface

Comments: Alley is approximately 10 Ft wide.

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Existing trees appear to be shown accurately on the site plan

## Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## Inspectors Notes

No additional inspection notes available.

## Seattle City Light Requirements

### Street/Alley Requirements

#### ALLEY WEST OF SITE

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the alley.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along the alley.

An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

Relocate existing electric service wire, equipment, and/or meter at project's expense. Relocating the existing service may be needed to comply with SCL's one site-one service rule.

## Easements

SCL power easement is required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense. If this is a unit lot subdivision, a blanket easement is needed.

Other requirements: The project appears to be one development site. The new building will need to be served from or combined with the existing electrical service to the site. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, Chapter 5, page 28: "Single Service Rule", SCL will provide only one service to a site or building. If subdivided to create separate development sites, each site must have a separate service. An easement sufficient in width for an overhead or underground service is required. Clearance from permanent structures and other utilities is also required. Underground electrical services to the site may be required. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice. Failure to contact City Light in advance to plan utilities for the development site may result in significant delays for review and costly service connections. It is also recommended that the project contact SDCI's electrical inspection division to confirm that the electrical services to each site will be in compliance with National Electrical Code requirements.

## Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate temporary power for construction. Your Electrical Service Representative is: Kathy Penman, 206-386-4276, [kathy.penman@seattle.gov](mailto:kathy.penman@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

All private uses of the public right-of-way (ROW) require review by SDOT and may require a Public Space Management Annual permit. Review considerations include the location and purpose of the proposed use, the public interest served by the proposed use, the current and future needs for the ROW. All PSM Annual permits are revocable with 30 days' notice and may require insurance or indemnification. Some private uses may trigger a term permit, which requires City Council approval. PSM permits have an annual fee.

### Existing conditions review

Proposed alternations to existing transportation operations must be approved by SDOT.

### City planning context

Site is located adjacent to a planned or proposed project identified in the [Transit Master Plan](#). RapidRide H line planned on Delridge Way SW.

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). Protected bike lane planned on Delridge Way SW.

### Street Improvement Requirements

#### DELRIDGE WAY SW

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

### Alley Requirements

#### ALLEY WEST OF SITE

Provide all vehicle access to the site via the alley.

Provide trash collection via the alley. Coordinate with SPU.

## SPU Requirements

### Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

## **Water Availability**

Your water availability assessment is in progress. If the assessment results in water system improvements, you will be required to follow SDOT's Street Improvement Permit Process (see [CAM 2211](#) and [CAM 2213](#)).

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).